

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority- Change of land use from Recreation use to Commercial use zone in Sy.No.62, Madhapur Village, Serilingampally Mandal Ranga Reddy to an extent of 1767-51 Sq. Mtr. – Draft Variation – Notification – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 548

Dated: 02.09.2009.

Read the following:

1. From MC, HMDA Letter No.14229/HMDA/CDA/Plg. /2008, dated:18-10-2008. & dated: 07-02-2009.
2. Govt. Memo No. 16816/I1/2008, MA & UD (I1) Department, dated: 26.02.2009.
3. From MC, HMDA Letter No.14229/ CDA/Plg. /H/08, dated: 17.08.2009.

ORDER:

The draft variation to the land use envisaged in the notified Cyberabad Development Authority Master Plan issued in Government Memo 2nd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 137, Part-I, dated: 4.03.2009. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,65,127/- (Rupees Two lakhs Sixty Five thousands One hundred and Twenty Seven only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 10.09.2009.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad *with a request to publish a notice in the newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.*

Copy to:

The Commissioner & Special Officer,

Greater Hyderabad Municipal Corporation, Hyderabad.

The individual through the Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,

Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District, Hyderabad.

Sf /Sc

// FORWARDED BY ORDER //

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Cyberabad Development Authority Master Plan, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 137, Part-I, dated: 04.03.2009 as required by sub-section (3) of the said section.

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VARIATION

The site in Sy.No.62 (p) of Madhapur Village, Serilingampally Mandal, R.R. District to an extent of 1767.51 Sq. Mtr. (After FTL area and buffer strip area), which are given the schedule below is presently earmarked for recreational use zone in the Cyberabad Development Authority Master Plan is designated as commercial use zone, subject to the following conditions that:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority/Greater Hyderabad Municipal Corporation before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
13. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

Special Conditions:

14. the applicant should handover the area affected under proposed 24 mts wide as per Cyberabad Development Authority Master Plan to the Commissioner and Special officer, GHMC at free of cost.
15. no development activities are allowed under 30 mts wide buffer belt around Durgam Cheruvu.
16. the GHMC before sanctioning building permission verify the FTL boundary and buffer belt on the ground.
17. the change of land use is subject to outcome of any Writ Petition/O.S Pending in the court.

SCHEDULE OF BOUNDARIES

NORTH:	Sy.No.64 of Madhapur Village
SOUTH:	Sy.No.62 (p) of Madhapur Village.
EAST :	SY.No.61 of Madhapur Village.
WEST :	Existing 40'00 Mts wide road as per CDA Master Plan in Sy.No. 62 (p) of Madhapur Village.

Dr.C.V.S.K.SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER